

## SB 462 STAFF MEASURE SUMMARY

### Senate Committee On Housing and Development

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**Sub-Referral To:** Joint Committee On Ways and Means

**Meeting Dates:** 2/19

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#### WHAT THE MEASURE DOES:

The measure requires that Business Oregon establish an education course for land-use planners in local governments, special districts, and state agencies, and that the course is completed by these employees every two years.

#### Detailed summary:

Requires the Oregon Business Development Department (the Department) to establish a continuing education course that provides basic land use planning training and testing. Mandates that the instructors responsible for developing and teaching the course be involved in the development industry. Requires that the course include the following subjects:

- Basic economic principles related to land development, including acquisition, development costs, time value of money, risk assessment, and supply and demand;
- The social benefits of property ownership, including homeownership;
- Basic principles of Oregon land use law, including state requirements for housing; and
- The economic impact of regulation.

Requires that, except for elected officials, the Land Conservation and Development Commission (LCDC), and the Land Use Board of appeals, the course is required at least once every two years for any employee of a local government, special district, or state agency responsible for:

- Making a land use decision or limited land use decision, and
- Applying, interpreting, adopting or amending (where applicable): a LCDC rule, state agency coordination program, statewide land use planning goal, Comprehensive plan, Metro functional plan, or land use regulation.

Stipulates that the course may be available in a variety of formats, and allows the Department to charge a reasonable fee for the course for the purposes of covering the associated costs. Requires that the course be free for elected officials who elect to take the course. Directs the Department to maintain records of course completions for six years. Mandates that all individuals who are required to take this course complete their first round no later than January 1, 2028.

*Fiscal impact: May have fiscal impact, but no statement yet issued*

*Revenue impact: May have revenue impact, but no statement yet issued*

#### ISSUES DISCUSSED:

#### EFFECT OF AMENDMENT:

No amendment.

#### BACKGROUND:

## SB 462 STAFF MEASURE SUMMARY

Oregon developed state-wide land-use planning goals in 1973 with the passage of Senate Bill 100, which established the Land Conservation and Development Commission (LCDC), the body charged with adopting state land use goals, and the Department of Land Conservation and Development (DLCD), charged with assisting the commission and local governments in implementation of these goals. The LCDC eventually adopted 19 land-use goals which direct the state's land-use planning. The responsibility for implementation rests with the state's 242 cities and 36 counties, which they undertake through the adoption of local comprehensive plans, zoning, administration, and permitting. The state goals provide a framework and obligations for local comprehensive plans, but no two plans are alike. This allows for locality to address land use issues specific to their region.